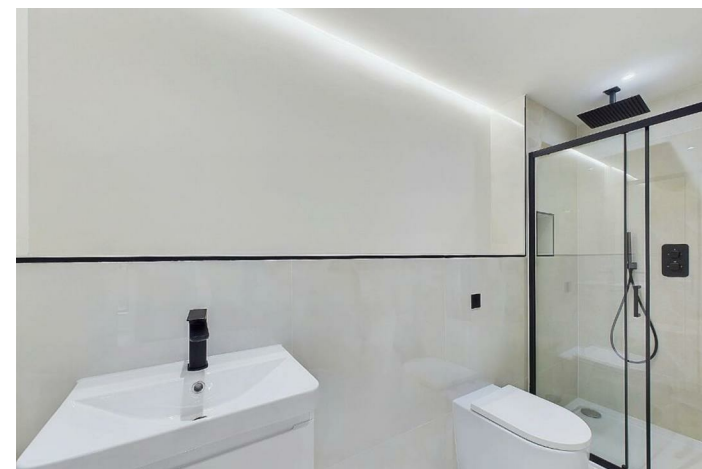
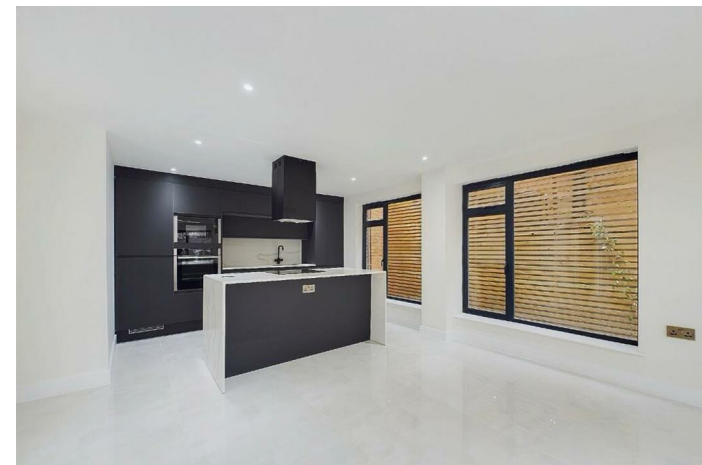
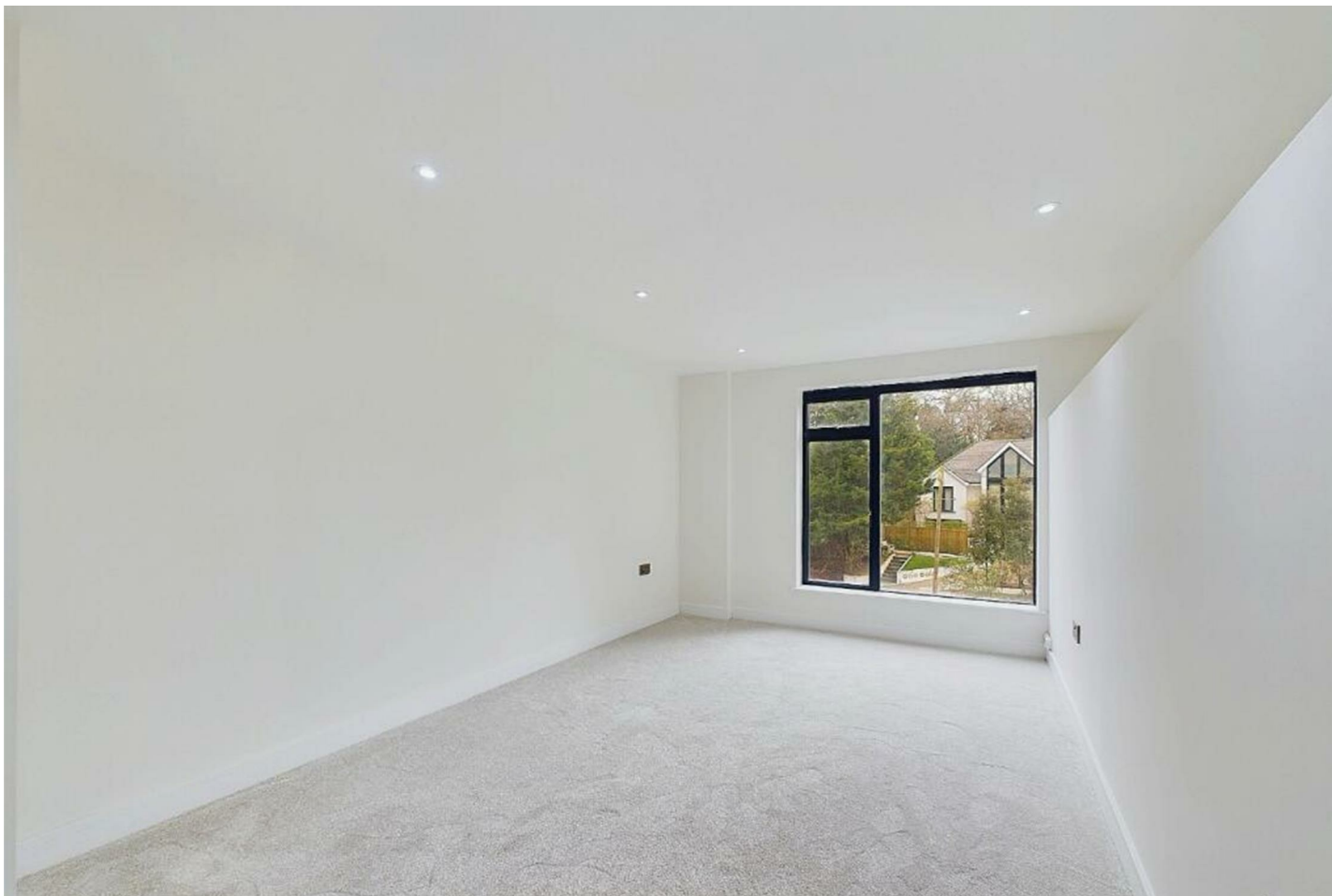




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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	84		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bells Estate Agent Limited
The Whitechapel Centre 85 Myrdle
Street
London
Greater London
E1 1HL

02071128120
budruljamal@bellsestateagent.co.uk
<https://www.bellsestateagent.co.uk/default.aspx>

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